

## January-December 2012



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Jan-Dec	YTD 2012	YTD 2011	Change	DEC 2012
Total Sold	2,574	2,294	+12%	171
Median Price	\$165,000	\$158,675	+4%	\$160,600
Days on Market	87	108	-19%	96

Dec 2012 Properties Sold	Current Active Listings	Months of Inventory
<99k	37	88
100-199k	75	287
200-299k	37	214
300-399k	14	77
400-499k	3	35
500-750k	4	51
750k+	1	41
Total	171	793

Sold 2012	
Jan—176	Jul—250
Feb—170	Aug—265
Mar—194	Sep—216
Apr—220	Oct—220
May—238	Nov—203
Jun—251	Dec—171

### Current Active Residential Listings: 793

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
Clifton (56 total)	27	23	2	1	1	1	1
Collbran/Mesa (43)	3	11	13	5	2	5	4
De Beque (8)	3	2	2	0	0	1	0
EOM/Palisade (31)	9	6	4	5	2	3	2
Fruita (90)	3	22	44	10	4	6	1
Glade Park (11)	0	1	3	5	1	0	1
Grand Junction City (80)	8	52	16	4	0	0	0
Northeast (74)	7	40	25	0	0	2	0
North (92)	5	28	30	6	3	12	8
NW/Loma/Mack (18)	1	1	4	2	3	4	3
Orchard Mesa (89)	16	34	31	7	0	1	0
Redlands (112)	1	16	22	25	17	15	16
Southeast (61)	4	45	9	1	1	0	1
West (5)	1	2	0	1	0	0	1
Whitewater/Gateway (23)	0	4	9	5	1	1	3
Totals 793	88	287	214	77	35	51	41

### SOLD Residential Listings Jan 1– Dec 31, 2012

Area	<99k	100-199k	200-299k	300-399k	400-499k	500-749k	750k+
Clifton (167 total)	88	72	4	2	1	0	0
Collbran/Mesa (23)	9	5	2	4	3	0	0
De Beque (13)	11	2	0	0	0	0	0
EOM/Palisade (68)	14	17	16	14	2	4	1
Fruita (343)	39	130	145	20	7	2	0
Glade Park (15)	1	3	6	3	2	0	0
Grand Junction City (326)	90	210	20	5	1	0	0
Northeast (328)	37	208	82	1	0	0	0
North (355)	12	144	124	45	15	11	4
NW/Loma/Mack (33)	5	7	6	7	6	2	0
Orchard Mesa (265)	63	139	55	6	2	0	0
Redlands (316)	11	84	88	75	37	18	3
Southeast (262)	75	172	15	0	0	0	0
West (38)	10	8	6	9	3	1	1
Whitewater/Gateway (22)	1	6	12	2	1	0	0
Totals 2,574	466	1207	581	193	80	38	9

**Sales:**

- Year to date transactions are up 12% from same period one year ago
- Transactions are up 50% from two years ago (1,714 sales in 2010).

**Median Sales Price:**

The median sales price through December was \$165,000—up 4% from same period one year ago (\$158,675). Median price of December sales was \$160,600.

**Sales by Price Range:**

- 18% of all sales are under \$100,000
- 65% of all sales are under \$200,000
- 88% of all sales are under \$300,000
- 47% of all sales are between \$100,000 and \$199,000

**Sales by MLS Area:**

- 14% of sales were in North
- 13% of sales were in Fruita, Northeast, & City
- 12% of sales were in Redlands
- 10% of sales were in Southeast & Orchard Mesa
- 6% of sales were in Clifton

**Active Residential Listings (homes)**

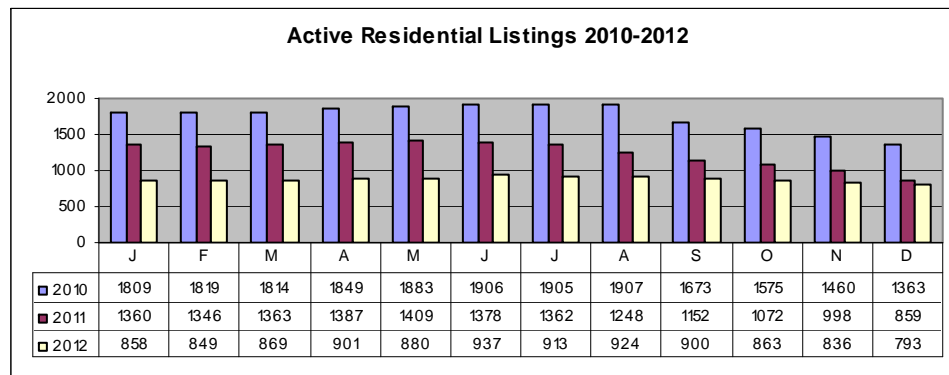
- Listing Inventory is down 8% from same time one year ago (66 fewer homes)
- 11% of listings are under \$100,000
- 47% of listings are under \$200,000
- 74% of listings are under \$300,000
- 84% of listings are under \$400,000
- 36% of all listings are between \$100,000 and \$199,000

**Building Permits**

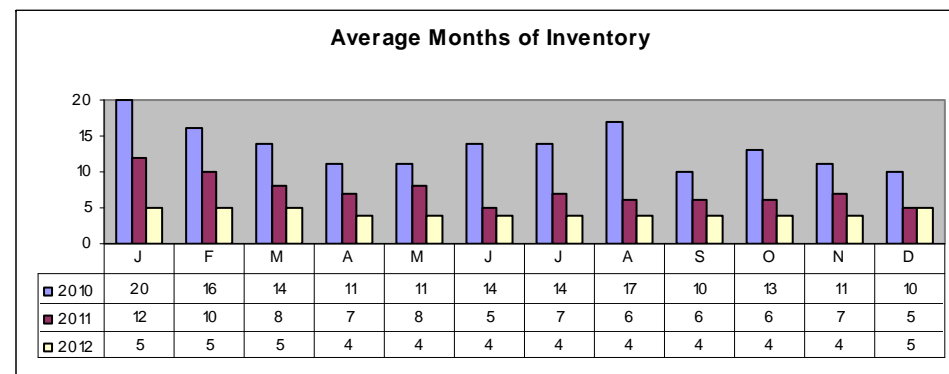
In 2012 Single Family Building Permits were up 36% over 2011. A total of 387 building permits were pulled in 2012 in comparison to the 284 permits pulled in 2011. A continued uptick in new home construction is expected through 2013 as interest rates, labor costs, and land acquisition costs continue to be at historic lows.

**Interest Rates:**

- Best in 50+ years
- 30 year loan—3.62%
- 15 year loan—2.75%



- Down 8% from one year ago (December 66 homes)



- 2010 average: 13
- 2011 average: 7
- 2012 average: 4



Foreclosure filings were up 3% in 2012 vs 2011 and foreclosure sales were down 1%.